



November 30, 2012

Chairman Toerge
& Newport Beach Planning Commission
3300 Newport Center Drive
Newport Beach, CA 92663

RE: SUPPORT
Uptown Newport – PA 2011-134
4311-4321 Jamboree Road



Dear Chairman Toerge & the Newport Beach Planning Commission:

Our company owns the property and office building located at 4425 Jamboree Road, Newport Beach. Our office building directly abuts the Uptown project on both our northerly and westerly property edges.

We have reviewed the plans for Uptown Newport and have discussed the project with the applicant, The Shopoff Group. We are writing this letter in support of the proposed project. We believe the project will be very beneficial to the area in general and more specifically as our neighbor. We support this project as we believe that:

- A master planned mixed use project is the appropriate use for the property.
- A new high density residential community will provide the much needed housing in this area of Newport Beach and will allow its residents to experience a live/work environment.
- The current industrial uses, while being a good neighbor for many years, are becoming outdated for the area and are in great need of renovation and redevelopment.
- Redevelopment of this site with the proposed 1,244 residential units and associated retail will enhance our property values and bring a new vitality to the area.

We respectfully request your approval of this project as we believe it conforms to the City's General Plan goals for the area and provides the many benefits the city anticipated for an urban residential lifestyle community. We believe it is compatible with our office building and look forward to seeing this project come to fruition.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bill Cottle', is written over a horizontal line.

Bill Cottle
Signature Services